

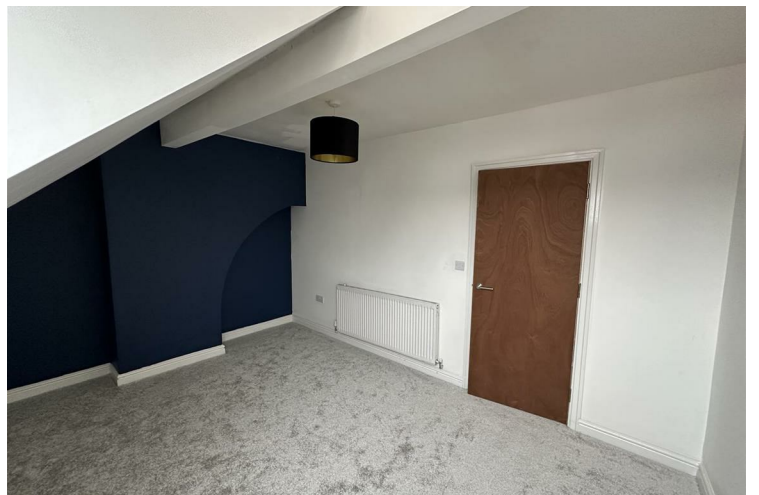
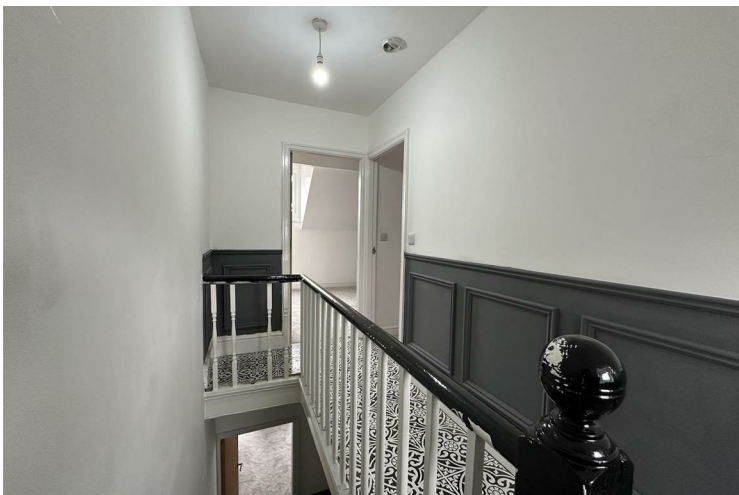


## 5 PORTVILLE ROAD MANCHESTER

**£325,000**  
**FREEHOLD**

Discover this beautifully renovated 5-bedroom terraced house in the heart of Levenshulme. Perfectly blending modern comforts with classic charm, this property offers a spacious and inviting environment for both owner-occupiers and savvy investors. Upon entering, you'll be greeted by two generously sized reception rooms, ideal for entertaining guests or enjoying family time. Each room boasts newly installed fixtures and elegant finishes, ensuring a contemporary yet cozy atmosphere. The kitchen, positioned at the rear of the house, has been thoughtfully designed to maximize space and functionality, featuring modern appliances and ample storage. The property comprises five well-appointed bedrooms, each designed to provide a comfortable retreat. Whether you need additional space for a growing family, a home office, or guest accommodation, this house has the flexibility to meet your needs. The newly renovated shower room is a highlight, offering a sleek and stylish space to unwind, with top-quality fittings and a fresh, modern look. Location is key, and this house excels in that regard. Situated just a stone's throw from Stockport Road, residents will enjoy easy access to Manchester City Centre, making commuting a breeze. Additionally, Levenshulme train station is only a two-minute walk away, further enhancing the property's excellent transport links. The vibrant local area offers a range of amenities, including shops, cafes, and schools, contributing to a convenient and enjoyable lifestyle. This stunning terraced house in Levenshulme is a rare find, combining extensive renovations with an unbeatable location. Whether you're looking for a family home or a valuable investment opportunity, this property is sure to impress. Don't miss the chance to make it yours and enjoy all that this thriving community has to offer. Contact us now!









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Levenshulme  
902 Stockport Road  
Levenshulme  
Greater Manchester  
M19 3AD

0161 660 0993.  
info@jacobknight.com  
<https://jacobknight.com/>

